033.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	676,100 / 676,100
					USE VALUE:	676,100 / 676,100
					ASSESSED:	676,100 / 676,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLIVEIRA HORACIO & MARIA M
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	43 SILK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OLIVEIRA HORACIO & MARIA M -
Owner 2:	-
Street 1:	43 SILK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,066 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 1992 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5066.000	310,000		366,100	676,100
Total Card	0.116	310,000		366,100	676,100
Total Parcel	0.116	310,000		366,100	676,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.41 | /Parcel: 339.4

Legal Description

User Acct 22807

GIS Ref

GIS Ref

Insp Date 11/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 033.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,100	0	5,066.	366,100	676,200	676,200	Year End Roll	12/18/2019
2019	101	FV	255,100	0	5,066.	331,700	586,800	586,800	Year End Roll	1/3/2019
2018	101	FV	255,100	0	5,066.	314,600	569,700	569,700	Year End Roll	12/20/2017
2017	101	FV	255,100	0	5,066.	274,600	529,700	529,700	Year End Roll	1/3/2017
2016	101	FV	255,100	0	5,066.	234,500	489,600	489,600	Year End	1/4/2016
2015	101	FV	240,800	0	5,066.	217,400	458,200	458,200	Year End Roll	12/11/2014
2014	101	FV	240,800	0	5,066.	180,200	421,000	421,000	Year End Roll	12/16/2013
2013	101	FV	240,800	0	5,066.	171,600	412,400	412,400		12/13/2012

!2719!

PRINT

Date	Time
12/10/20	18:04:38

LAST REV

Date	Time
04/02/19	14:34:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2719

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLIVEIRA HORACI	38078-402		2/24/2003	Family	1	No	No		
	13174-492		4/1/1977		37,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2006	299	Re-Roof	5,580					

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	HS	Hanne S
3/27/2009	Meas/Inspect	163	PATRIOT
4/12/2000	Inspected	276	PATRIOT
2/17/2000	Measured	264	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22807
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5066		Sq. Ft.	Site		0	64.	1.13	3									366,068						366,100	

Total AC/HA: 0.11630 | Total SF/SM: 5066 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 366,068 | Spl Credit | Total: 366,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98108006
Adj $ / SQ:	139.068
Other Features:	111900
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380897
Depreciation:	70847
Depreciated Total:	310050

COMMENTS

OF=BIDET IN BATHROOM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

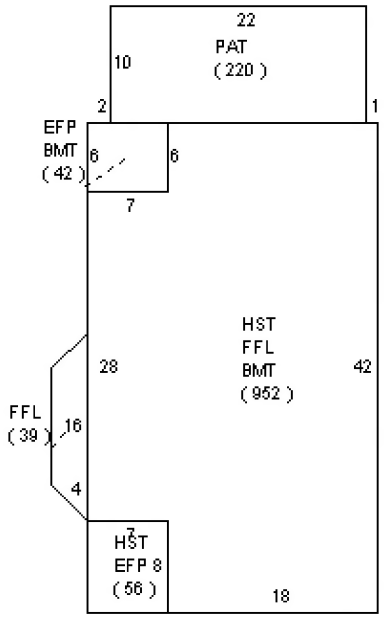
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	139.07
Special Features:	0	Val/Su Net:	110.44
Final Total:	310000	Val/Su SzAd	207.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	994	55.280	54,948
FFL	First Floor	991	139.070	137,816
HST	Half Story	504	139.070	70,090
PAT	Patio	220	3.880	854
EFP	Enclos Porch	98	53.960	5,289

Net Sketched Area:	2,807	Total:	268,997
Size Ad	1495	Gross Are	3311	FinArea	1992
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	